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Consultants

Legend

Notes

Issued

File Name: 210801314_Master Plan
Summary.dwg

Permit-Seal

Client/Project
MONTVALE LAND LLC.

Montvale Commons

Woburn, MA

Title

EXHIBIT B - MASTER CONCEPT PLAN

Project No. 210801314	Scale AS SHOWN	Date 10/17/2019
Sheet		Drawing No.

TECHNOLOGY AND BUSINESS MIXED USE OVERLAY DISTRICT (TBOD)	
TOTAL LOT AREA	2,654,836 SF (60.95 AC)
-MAP 54, BLOCK 5, LOT 1	-2,487,994 SF (56.66 AC)
-MAP 62, BLOCK 1, LOT 29	-156,401 SF (3.59 AC)
-MAP 54, BLOCK 5, LOT 4	-30,441 (0.70 AC)
ROADWAY/PARKING	491,933 SF (11.29 AC)
PARKING SPACES	3,807 TOTAL SPACES
-SURFACE	932 SPACES
-STRUCTURE	2,875 SPACES
-OFFICE/LAB/FLEX/R&D/RETAIL	2,717 SPACES
-MEDICAL OFFICE BUILDING	360 SPACES
-HOTEL	150 SPACES
-TOWNHOMES	150 SPACES (+150 GARAGE SPACES)
-MULTIFAMILY	244 SPACES
-SENIOR HOUSING	186 SPACES
TOTAL DEVELOPMENT AREA (BUILDING ENVELOPE)	624,300 SF (14.33 AC)
-OFFICE/LAB/FLEX/R&D	165,000 SF
-MOB	15,000 SF
-HOTEL	20,000 SF
-TOWNHOMES	127,500 SF
-MULTIFAMILY	50,800 SF
-SENIOR HOUSING	75,000 SF
-PARKING STRUCTURES	171,000 SF
TOTAL MAXIMUM DEVELOPMENT (GROSS SQUARE FOOTAGE)	1,856,680 SF
-OFFICE/LAB/FLEX/R&D	819,200 SF
-MEDICAL OFFICE BUILDING	60,000 SF
-RETAIL	83,200 SF
-HOTEL	79,200 SF
-TOWNHOMES	285,000 SF
-MULTIFAMILY	250,080 SF
-SENIOR HOUSING	280,000 SF
OPEN SPACE	1,538,603 SF (35.33 AC)

